



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Planning Commission recommendation to approve the request of Browman Development Co. on behalf of Manuel A. and Jane Hughes to prezone 1081 East State Route 12 (County address) AKA 027-040-14 from GA-40, General Agriculture to C-S, Commercial Shopping Center.

MEETING DATE: September 18, 1991

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council consider the recommendation of the Planning Commission to approve the request of Browman Development Co. on behalf of Manuel A. and Jane Hughes to prezone 1081 East State Route 12 (County address) AKA APN 027-040-14 from GA-40, General Agriculture to C-S, Commercial Shopping Center.

BACKGROUND INFORMATION: At its meeting of September 4, 1991 the City Council introduced Ordinance No. 1520 which prezoned 801 East State Route 12 (APN 027-040-30) and 901 East State Route 12 (APN 027-040-29) (i.e. northeast corner of Kettleman Lane and Lower Sacramento Road) to C-S, Commercial Shopping as requested by A. and O. Anagnos, et al and Charles A. Wentland.

The request of Browman Development Co. is to add the approximately one acre Hughes parcel to the Anagnos-Wentland development. The Hughes parcel contains a single-family residence.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

Attachment

APPROVED: 

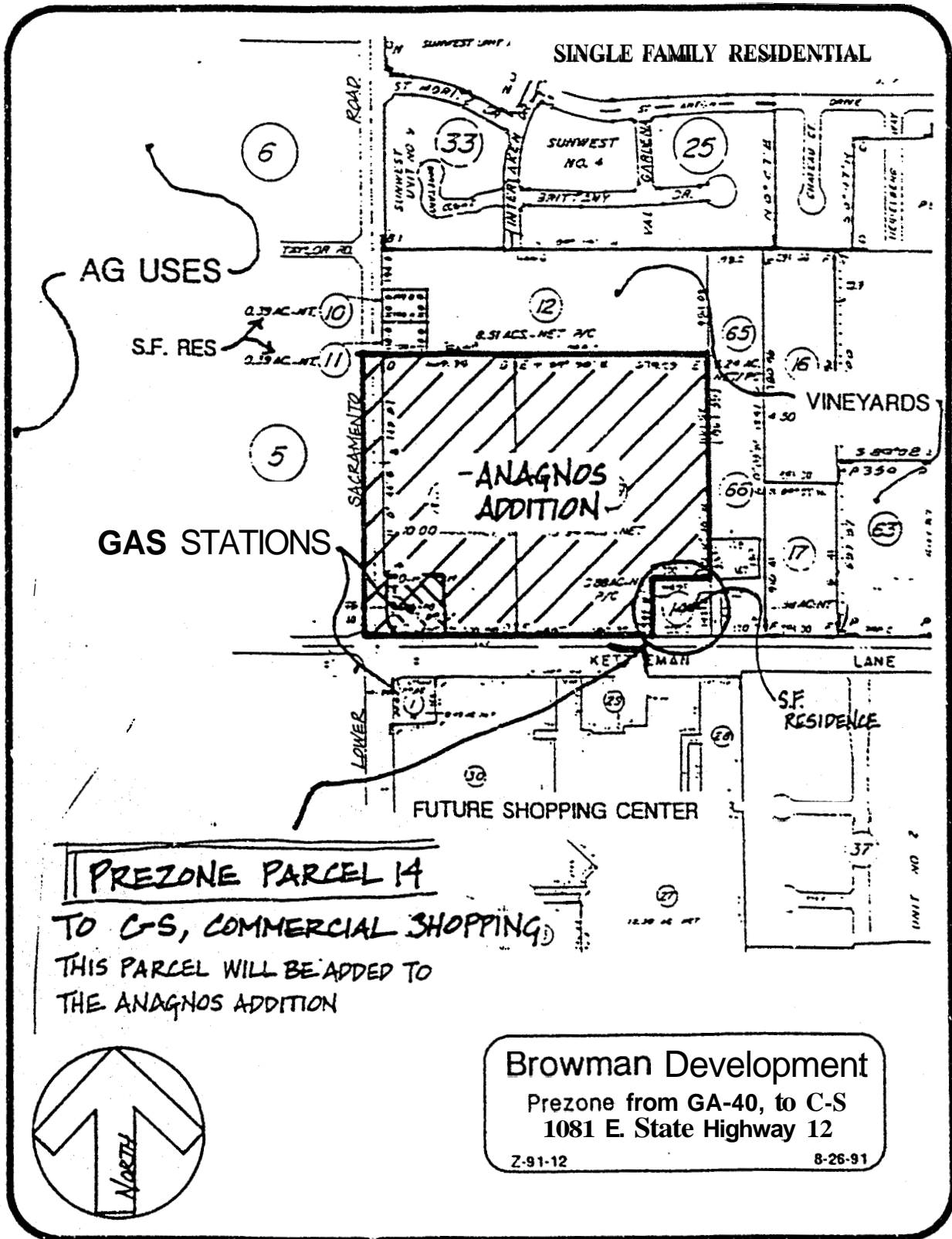
THOMAS A. PETERSON
City Manager



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CC-1

CCCD91.22/TXTD.01C



ORDINANCE NO. 1524

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI
AND THEREBY PREZONING THE APPROXIMATELY ONE ACRE PARCEL LOCATED AT
1081 EAST STATE ROUTE 12 (COUNTY ADDRESS) AKA APN 027-040-14 FROM
68-40, GENERAL AGRICULTURE TO C-S, COMMERCIAL SHOPPING CENTER

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

The approximately one acre parcel located at 1081 East State Route 12 (County Address) AKA APN 027-040-14 from GA-40, General Agriculture to C-S, Commercial Shopping Center.

The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with the provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

SECTION 2. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 3. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this day of

DAVID M. HINCHMAN
Mayor

Attest :

ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1524 was introduced at a regular meeting of the City Council of the City of Lodi held September 18, 1991, and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1991 by the following vote:

Ayes : Council Members -
Noes : Council Members -
Absent: Council Members -
Abstain: Council Members -

I further certify that Ordinance No. 1524 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1524/TXTA.01V

DECLARATION OF MAILING

On September 5, 1991 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 5, 1991, at Lodi, California.

Alice M. Reimche
City Clerk

Jennifer M. Perrin
Jennifer M. Perrin
Deputy City Clerk

DEC/01
TXTA. FRM



CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: September 18, 1991

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING

September 18, 1991

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) The Planning Commission's recommended approval of the request of Browman Development Co. on behalf of Manuel A. and Jane Hughes to rezone 1081 East Highway 12 (county address) AKA APN 027-040-14 from GA-40, General Agriculture to C-S, Commercial Shopping Center.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:


Alice M. Reimche
City Clerk

Dated: September 4, 1991

Approved as to form:

Bobby W. McNatt
City Attorney

PUBLIC HEARING LIST

EANNAGNOS

MAILING LIST FOR: ANAGNOS PREZONE & ANNEXATION (Browman Dev. for Hughes FILE # Z-91-12)				
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-040-024	Roman Catholic Bishop, Stockton	218 S. School St	Lodi CA	95240
-030	H & O Anagnos, et al	801 E St. Rte Hwy 12	Lodi CA	95246
-12	Antonio & M Valentine	22 Powers Ave	San Francisco	94110
-11	Phillip J. Vilarinos	15288 N Lwt Sacramento Rd	Lodi CA	95242
-10	Tami & Terry Kirtin Tr	15312 N Lwt Sacramento Rd	Lodi CA	95242
-65	Ronald D. Dunscombe et al c/o	Marjorie Hillier, 412 Green Vista	Modesto CA	95354
-66	Phyllis Dunscombe Life Estate	1105 E Hwy 12	Lodi CA	95242
-14	Manuel A & Jane Hughes	1081 E Hwy 12	Lodi CA	95242
-16	Gordon B. Koget Trs	Box 286	Ashtley ND	58413
-17	Lodi First Nazarene Church	1207 E Hwy 12	Lodi CA	95242
-050-14	Daryl & D. Gewicke Trs	P.O. Box 1210	Lodi CA	95241
-23	"	"	"	"
050-030-02	Carolyn Hines Reichmuth	1358 Midvale Rd	Lodi CA	95240
-140-01	Ultramar Inc.	525 W. Third St.	Hanford CA	93230
-30	Lodi Plaza PTP	1640 San Vicente CA	Los Angeles	90049
-27	Wal Mart Stores Inc./Michael Nak	kan 701 S. Walton Blvd	Becktonville AL	72716
-29	Lodi Plaza Ltd PTP	1640 San Vicente	Los Angeles	90049
-30	Lodi Plaza Ltd PTP #202	"	"	"
027-040-32	Melvin D. & E.A. Helmle	1313 E Hwy 12	Lodi	95242
-63	"	"	"	"
-64	F.C.F. Development Assoc PTP c/o	120 N. Pleasant Ave.	"	95240
031-040-19	Shizue Tsutano, et al	1671 E Hwy 12	"	95242
-18	Woodbridge Irrigation Dist			
-20	Shizue			
-10	Mazen M. & H. Hardini	2415 W. Vine St #100	Lodi	95242
-11	Fred & L. Vankee	15287 N Bezug Ln.	"	"
-12	Fred M. Calosso	15241	"	"
-13	John M. & M. Battaglia	15213	"	"
-14	Hamington R. & E. Rafael	15191	"	"
-16	John & AV Bezug	1701 E Hwy 12	"	"
-04	Oku Nakamura	2985 Northwood Dr.	Alameda CA	94501
-08	Gloria H. Berry et al	1849 E Hwy 12	Lodi CA	95242
-07	D. & B. Kettlunen Partners Ltd	1420 G. Mills Ave.	"	"
-15	Joe R. & B. Battaglia	P.O. Box 41	Lodi	95241

EXHIBIT B